

## CHAPTER 3

# MUNICIPAL BOUNDARIES

Both the existing and ultimate corporate limits of the Village of Barrington are depicted in Figure 1, Municipal Boundaries. Where the public health safety or general welfare is at risk, the Village of Barrington shall aggressively seek to annex any unincorporated territory. The Village shall impose its subdivision regulations on the unincorporated territory within its jurisdiction as provided by state law. The following are the annexation policies of the Village of Barrington:

### PROPERTIES SUBDIVIDED AND IMPROVED

The prospect of annexing an existing residential subdivision without a prior special agreement in place raises financial and physical planning concerns that do not exist with annexation of undeveloped land. Therefore, the following policies have been adopted with regard to annexation of developed areas:

1. The Village of Barrington shall actively pursue the annexation of any contiguous subdivision, or portion thereof, where there exists an obvious threat to the health, safety or general welfare of the residents of the Village or surrounding area (e.g., failure of individual septic systems).
2. The Village of Barrington shall consider annexation requests from residents or property owners if the extension of utility services is at the owner's expense and consistent with overall land use and utility service planning.

### UNIMPROVED PROPERTIES TO BE DEVELOPED

Property owners and developers should take note that the Village is under no legal obligation to annex any property. Development in the Village of Barrington is to be considered a privilege, not an inherent right. With regard to annexation of undeveloped properties, the following policies have been adopted:

1. The Village shall consider annexation requests with a specific planned development and annexation agreement.
2. Residential density for new subdivisions shall be based, among other parameters, upon an average net lot size per dwelling unit of 25,000 square feet or larger and a minimum lot size of 21,780 square feet.
3. Floodplain and hydric soil areas are to be left undeveloped to promote better storm water management and ground water infiltration.
4. Wet soil areas designated by W330 and 330 are to be left undeveloped or mitigated, if applicable, in accordance with appropriate regulations, to promote better storm water management.
5. Any low areas defined by floodplain, organic soils areas, or wet soils areas that have been filled since January 1, 1975, shall have all fill removed and/or the site reconfigured to its natural topography.
6. Properties of less than 40,000 net square feet shall be serviced with Village water and sewer.
7. Developer payments to the School District, Park District, Library District and the Village shall be made, or arranged for in an annexation agreement. A purpose of these payments is to cover public service costs between the time of occupancy and the receipt of real estate taxes by the respective taxing bodies.
8. In order to promote effective stormwater management, on November 8, 1999 the Village of Barrington passed Ordinance No. 99-2823, which restated the Barrington Watershed Development Ordinance in its entirety.
9. In order to promote the preservation of trees, on August 23, 1999 the Village of Barrington passed Ordinance No.s 99-2805, 2806, 2807, 2808.
10. Negotiate public improvements including, but not limited to, streets, pedestrian ways, sewer service and water service.